

LONDON SW1H 0DJ

10-11 DACRE STREET

SHOP TO LET



Second Floor
25 Foubert's Place
London W1F 7QF

LOCATION

Dacre Street is a busy thoroughfare linking Victoria Street and Broadway, close to St James' Park Station. The area is undergoing major regeneration with The Broadway mixed use development under construction and due to be completed in 2021. This comprises 14 retail units, 116,000 sq ft of offices and 268 luxury apartments.

A location plan is attached.

ACCOMMODATION

The premises have been extensively refurbished to create a ground floor shop unit with self-contained residential apartments above. The retail unit comprises the following approximate dimensions and net floor areas:

Gross Frontage	24 ft 0 in	7.3 m
Net Frontage	22 ft 0 in	6.7 m
Internal Width	22 ft 0 in	6.7 m
Shop Depth	64 ft 6 in	19.7 m
Ground Floor (GIA)	1,472 sq ft	136.7 sq m

LEASE

A new full repairing and insuring lease is available for a term to be agreed by negotiation at a commencing rental of **£50,000 per annum exclusive** of rates and VAT.

EPC

An EPC has been commissioned and is available upon request.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.



RATES

The property is to be reassessed for rating purposes.

100% business rates relief until 30th June 2021 followed by a 66.6% discount until 31st December 2021 for eligible occupiers. Interested parties should make their own enquiries to the local authority to verify this information.

PLANNING

The property falls under Class E and may be used for A1, A2, A3, B1 and selected D1 and D2 Use Classes without planning consent.

VIEWING

For further information or arrangement to inspect, please contact:

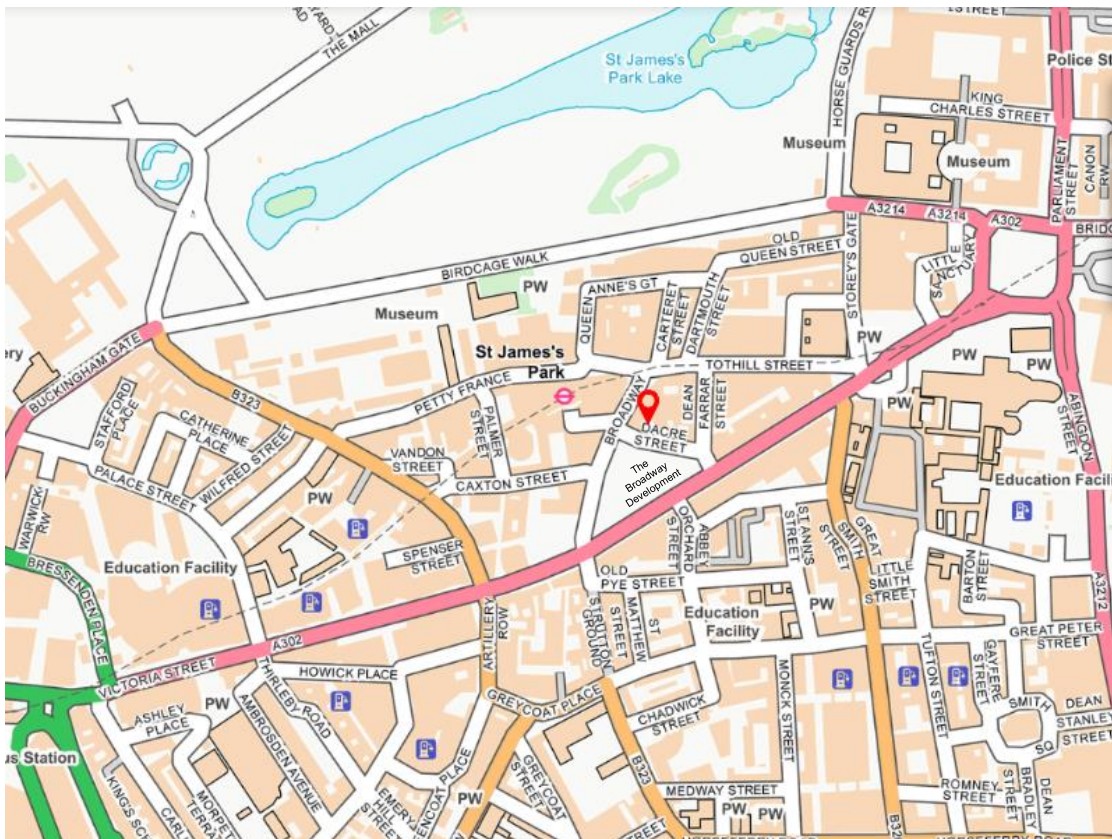
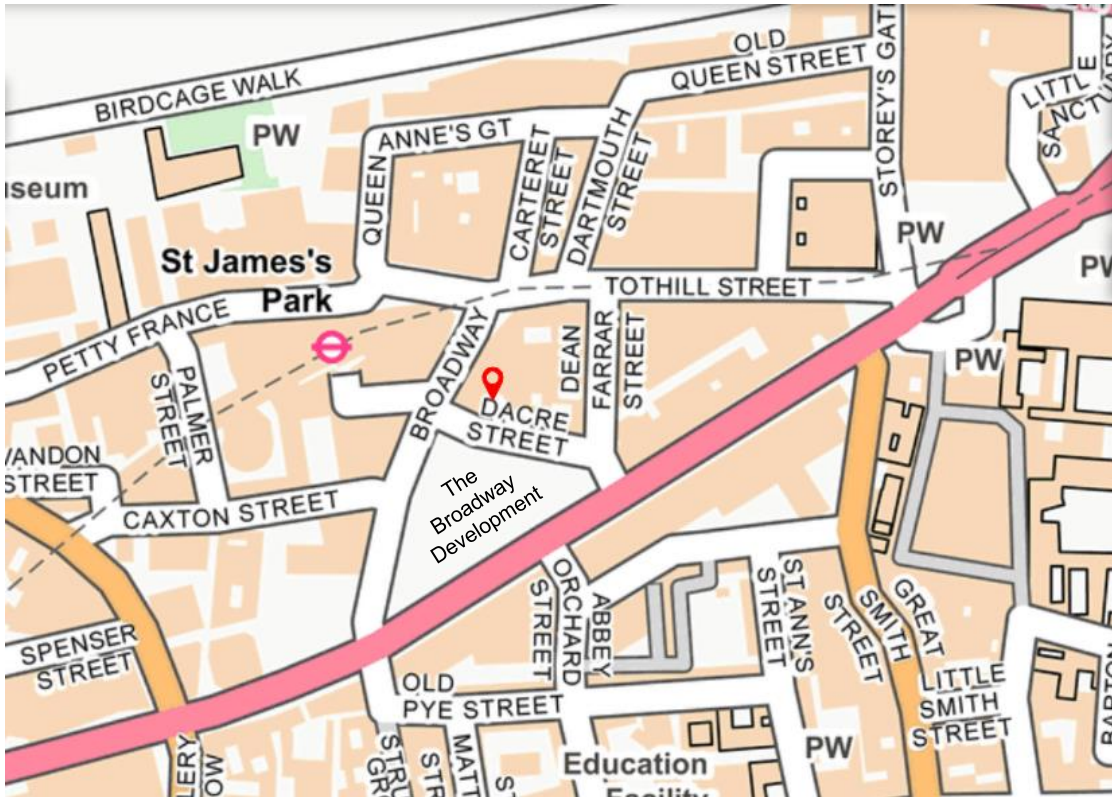
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SUBJECT TO CONTRACT

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